

MANCHESTER 25 KING STREET

LEASE FOR SALE

LOCATION

The shop is located in the central pedestrianised section of King Street close to the arcade entrance connecting with St Ann's Square. Neighbouring retailers include **Neals Yard Remedies**, **The White Company**, **Jigsaw**, **Watches of Switzerland**, **Mint Velvet**, **Bravissimo** and **Tm Lewin** - see street plan.

ACCOMMODATION

The premises comprises the entire building on ground to third floor providing the following floor areas:-

Ground floor sales	773 sq.ft	71.8sq.m
1 st floor	447 sq.ft	41.5sq.m
2 nd floor	455 sq.ft	42.3 sq.m
3 rd floor	435 sq.ft	40.4 sq.m

LEASE

The property is held on a full repairing and insuring lease for a term expiring 23rd October 2020. The current passing rent is £122,500 p.a. without further review.

TERMS

Offers invited. Incentives available.

RATES

We understand the property is currently assessed for rates as follows:-

Rateable Value	£65,000.00
Rates Payable	£48,830.00*
*reducing annually with transition / phasing	
Estimate 2018	£42,300.00
Estimate 2019	£34,500.00

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.



VIEWING

Staff unaware – Viewing strictly by appointment only via:-

Guy Maude

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50 metres

Experian Goad Plan Created: 16/06/2016
Created By: Lambert Smith Hamptor



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